

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 LORRIMORE CLOSE MOUNT ELIZA VIC 3930

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single-Price

or range
between

\$2,499,500

&

\$2,699,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,630,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

Date of sale

33 ALLISON ROAD MOUNT ELIZA VIC 3930	\$2,400,000	17-Jun-24
22 SIBYL AVENUE FRANKSTON SOUTH VIC 3199	\$2,570,000	09-Jun-24

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 02 November 2024

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33 ALLISON ROAD MOUNT ELIZA VIC 3930

 4  2  4

Sold Price ^{RS} **\$2,400,000** ^{UN} Sold Date **17-Jun-24**

Distance **0.72km**



22 SIBYL AVENUE FRANKSTON SOUTH VIC 3199

 5  3  6

Sold Price ^{RS} **\$2,570,000** ^{UN} Sold Date **09-Jun-24**

Distance **1.48km**

RS = Recent sale

UN = Undisclosed Sale

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